

RECEIVED

JAN 18 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESWATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-31793	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-31807	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Town Ranch, LP
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Sunroc Corporation
New owner(s) as listed on the conveyance document

1825 East 380 South St. George UT 84790
Mailing address City State ZIP

Telephone _____ Email _____

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 2004 & 2009

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:

- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

SUPPORT DATA

IN FILE # 63-31793

8. Signature: Sunroc Corporation _____
Signature of new owner/claimant Title, if applicable Date

Signature: [Signature] _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by [Signature] Date 1/18/2017 Receipt No. W0447401 Receipt Amt. \$50.00

Active in the Water Supply Bank? Yes ☐ No ☒ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☒

Name on W-9 [Signature] Approved by [Signature] Processed by [Signature] Date 1/23/17

JAN 23 2017

AFTER RECORDING MAIL TO:

Sunroc Corporation
1825 East 3850 south
St. George, UT 84790

2016-040499	
RECORDED	
09/30/2016 04:20 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pge=5 SDUPUIS	\$22.00
TYPE: DEED	
FIRST AMERICAN TITLE INSURANCE	
ELECTRONICALLY RECORDED	

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4102-2717202 (PC)

Date: September 30, 2016

For Value Received, Town Ranch, LP, an Idaho limited partnership, as parcel 12A; and Calvin D. Low and Susie F. Low, husband and wife, as to an undivided 1/2 interest; and Clint B. Low and Melody J. Low, husband and wife, as to an undivided 1/2 interest, as to parcel 12, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto Sunroc Corporation, a Utah corporation, hereinafter referred to as Grantee, whose current address is 1825 East 3850 south, St. George, UT 84790, the following described premises, situated in Ada County, Idaho, to wit:

Canyon
LEGAL DESCRIPTION: Real property in the County of *Canyon*, State of Idaho, described as follows:

PARCEL 12:

All that portion of the West Half of the Southeast Quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, lying West of the right of way of the Idaho Northern Railroad.

EXCEPT a strip 4 rods in width off the West side of the above described land.

EXCEPTING that portion lying South and West of the Weymouth Lateral as now constructed.

ALSO EXCEPTING a tract of land, described as follows:

BEGINNING at the intersection of the Westerly boundary line of the right of way of the Idaho Northern Railroad and the Northerly boundary line of the right of way of U.S. Highway 20 in the Southwest Quarter of the Southeast Quarter of Section 20, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence Northwesterly along the Westerly boundary line of said railroad right of way for a distance of 470.4 feet; thence Southwesterly in a direction exactly perpendicular to the Westerly boundary line of said railroad right of way for a distance of 217.0 feet; thence Southeasterly parallel to the Westerly boundary line of said railroad right of way to the Northerly boundary line of the right of way of said U.S. Highway No. 20; thence East along said Northerly boundary line of said highway right of way to the **POINT OF BEGINNING**.

AND ALSO EXCEPTING those portions conveyed to Canyon County and the State of Idaho for right-of-way recorded February 18, 1933 in Book 21 of Deeds, page 527 as Instrument No. 196582 and recorded March 29, 1946 as Instrument No. 308784, respectively.

PARCEL 12A:

A strip of land being 100.00 feet in width and located in a portion of the West One-Half Southeast Quarter, a portion of the Southwest Quarter Northeast Quarter, a portion of the Southeast Quarter Northwest Quarter and a portion of the Southeast Quarter Southeast Quarter of Section 20, Township 4 North, Range 2 West; Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found spike marking the Southeast corner of said Southeast Quarter Southeast Quarter, (section corner common to sections 20, 21, 28 and 29), said corner bears South 00° 46' 23" West, a distance of 1314.14 feet from a found 3 inch diameter County Surveyor brass disk stamped "Blakely 1975" marking the NE corner of said Southeast Quarter Southeast Quarter, (South 1/16 corner common to Sections 20 and 21);

Thence along the Southerly boundary of said Southeast Quarter Southeast Quarter, North 89° 36' 31" West, a distance of 1306.04 feet to a found PK nail and washer marking the centerline of said 100.00 foot strip said point being the Point of Beginning;

thence continuing along the Southerly boundary of said Southeast Quarter Southeast Quarter, North 89° 36' 31" West, a distance of 15.21 feet to a found 5/8 inch diameter iron pin with no cap, marking the Southwest corner of said Southeast Quarter Southeast Quarter, (East 1/16 corner common to Sections 20 and 29);

thence along the Southerly boundary of said West One-Half Southeast Quarter, North 89° 36' 53" West, a distance of 37.73 feet to a point;

thence North 18° 47' 16" West, a distance of 4185.49 feet to a point on the Northerly boundary of said Southeast Quarter Northwest Quarter;

thence along the Northerly boundary of said Southeast Quarter Northwest Quarter, South 89° 21' 45" East, a distance of 106.04 feet to a point, said point bears North 89° 21' 45" West, a distance of 5.10 feet from a found 5/8 inch diameter iron pin stamped "Skinner LS 3627", marking the NE corner of said Southeast Quarter Northwest Quarter, (CN 1/16 corner);

thence South 18° 47' 16" East, a distance of 4185.00 feet to a point on the Southerly boundary of said Southeast Quarter Southeast Quarter, said point bears South 18° 47' 16" East, a distance of 52.94 feet from a set 5/8 inch diameter iron pin witness corner stamped "CLS PLS 7732";

thence along the Southerly boundary of said Southeast Quarter Southeast Quarter, North 89° 36' 31" West, a distance of 52.94 feet to the Point of Beginning.

APN: 34128000 0

Warranty Deed
- continued

File No.: 4102-2717202 (PC)
Date: 09/28/2016

APN: 34128000 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, including, without limitation, all water rights appurtenant to the property, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, which are not yet due and payable, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: 34128000 0

Warranty Deed
- continued

File No.: 4102-2717202 (PC)
Date: 09/28/2016

Town Ranch, LP, an Idaho limited partnership

By: Calvin D. Low

Name: Calvin D. Low
Title: General Partner

By: Clint B. Low

Name: Clint B. Low
Title: General Partner

~~Pioneer 1031 Company as Qualified
Intermediary for Calvin D. Low and Susie F. Low~~

~~Exchange Officer~~

Read and Approved by the Following
Exchangers:

Calvin D. Low

Calvin D. Low

Susie F. Low

Susie F. Low

The following sellers are as individuals/no
exchange

Clint B. Low

Clint B. Low

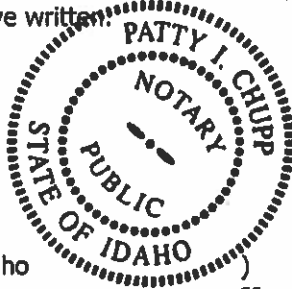
Melody J. Low

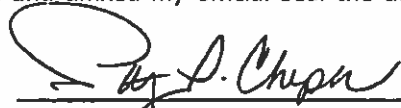
Melody J. Low

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 30th day of September, 2016, before me, a Notary Public in and for said State, personally appeared **Calvin D. Low and Clint B. Low**, known or identified to me to be the **General Partners** of , which is known or identified to me to be the general partner in the limited partnership of **Town Ranch, LP, an Idaho limited partnership**, and acknowledged to me that said limited partner executed the same as general partner of said limited partnership.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

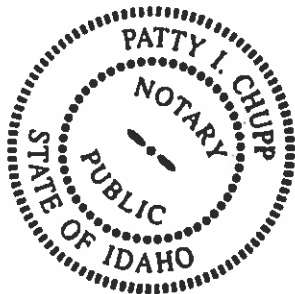


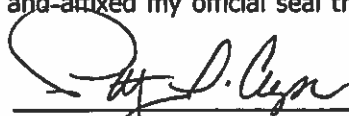

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/22

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 30th day of September, 2016, before me, a Notary Public in and for said State, personally appeared **Calvin D. Low and Susie F. Low and Clint B. Low and Melody J. Low**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/22



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

January 23, 2017

SUNROC CORPORATION
1825 E 380 S
ST GEORGE UT 84790

RE: Notice of Ownership Change in Water Right No's: 63-31793 & 63-31807

Dear Applicants,

The Department acknowledges the receipt of correspondence changing ownership of the above referenced water rights to you. The Department has modified its records to reflect the change in ownership and has enclosed computer-generated reports for your records.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing an ownership change notice, the Department does not review the history of water use to determine if the right has been forfeited through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Sections 42-222 and 42-223, Idaho Code.

Please note that as of July 1, 1996, water right owners are required to report any change of water right ownership and any change of mailing address of the owner of a water right, to the Department. Notice of the change must be provided to the Department within 120 days of the change. Change reporting forms are available from any office of the Department, or at www.idwr.idaho.gov.

Thank you for your patience and cooperation. Please call (208)334-2190 if you have any questions concerning the enclosed information.

Sincerely,

Chad Jones
Office Specialist II
Western Regional Office

Enclosures